



Coast, Shore Road,
Whiting Bay,
Isle of Arran,
KA27 8PX



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed

Development Property
located in Whiting Bay



+++ PRICE DROP +++

Commercial Property with Development Potential in a Shore Front Location

Coast restaurant benefits from a prominent trading position on Shore Road, within Whiting Bay on the extremely popular and picturesque Isle of Arran situated on the West Coast of Scotland. The restaurant sits on the shorefront at Whiting Bay Beach and enjoys fabulous views over the beach, Holy Isle and the Firth of Clyde.

Whiting Bay is located on the South East corner of the island and provides many amenities including a general store, newsagent, post office, pharmacy, hardware store, craft shop and hotel with public bar as well as a number of guest houses. The village also has an 18-hole golf course as well as a primary school, with secondary schooling nearby at the modern Lamlash High School.

The Isle of Arran itself, is approximately 60 miles round and is referred to as 'Scotland in miniature', as it is divided into highland and lowland areas. It is easily accessed by ferry, with regular crossings by Caledonian MacBrayne from Ardrossan, and is therefore extremely popular with both tourists and day trippers.

The subjects comprise a single storey brick-built property under various pitched corrugated metal roofs and benefit from an attractive conservatory to the rear which opens onto a separate terrace seating area. The premises have been designed and fitted to a high standard in a very contemporary style yet still provide a warm and homely environment. The front section of the restaurant is home to an attractive bar/servery with some bar seating as well as a comfy seating

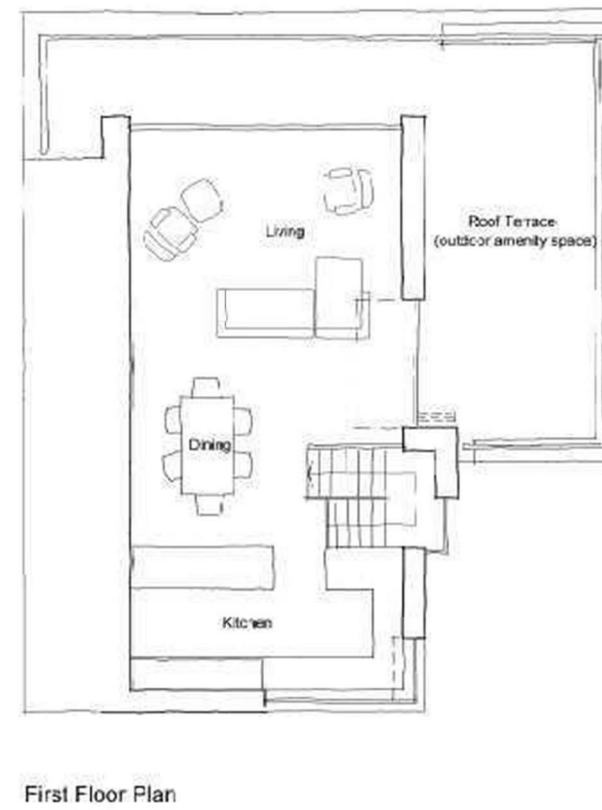
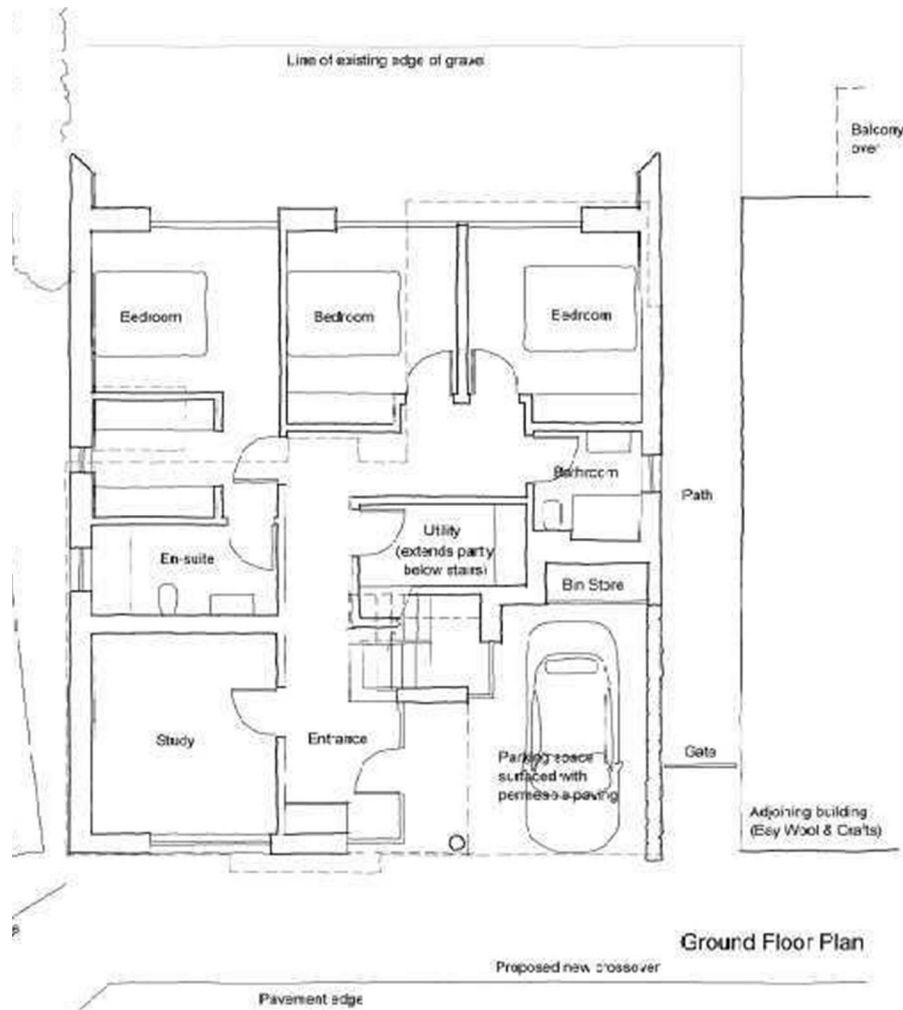
area with 2 sofas. This area also offers seating for circa 18 diners, with the conservatory seating area to the rear providing a further 22 covers offering uninterrupted views over the beach and the Firth of Clyde. In fine weather, the conservatory also opens onto a terrace with seating area which can accommodate another 20 customers.

The business has been closed since 2019, however prior to this wa

Development

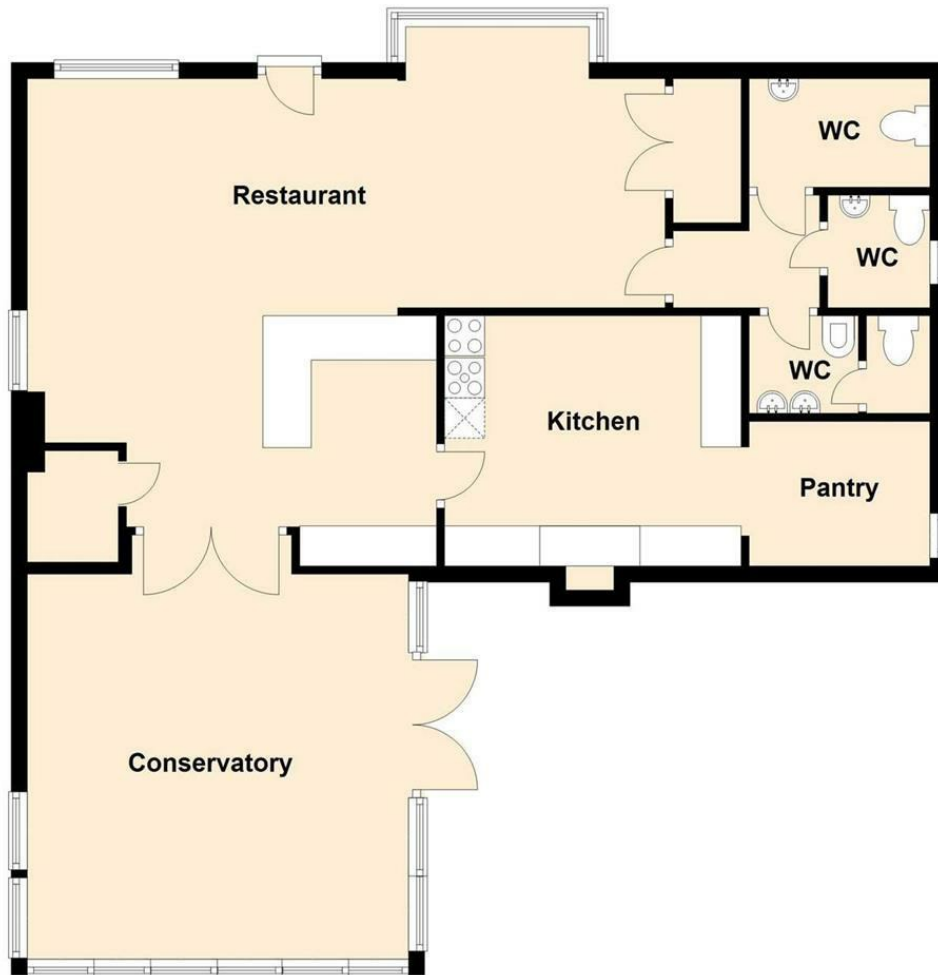
The current owners have acquired planning approval for a 3 / 4 bedroom detached home, details of which can be found online by searching via the postcode or the reference number of 22/00715/PP.

Alternatively the new owners may wish to explore any number of options for this desirable, adaptable and attractive site which further benefits from this fantastic shore front location and unrivalled views.




COAST Ground Floor

Approx. 92.4 sq. metres (994.8 sq. feet)



Total area: approx. 92.4 sq. metres (994.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC 	

DIRECTIONS

From Brodick ferry terminal turn left and proceed through Lamlash onto Whiting Bay. Coast is on the left-hand side just past the village car park on the right, next to the pharmacy.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990